ICE SiteX Report

OrderID: 97841975

SiteX Property Information Report



Subject Property Location

3432 HELEN ST, PHILADELPHIA, PA 19134-2021

County:	**PHILADELPHIA PA**	Census Tract:	421010188.014007
Property Use:	Row house (Residential)	Zoning:	RSA5
Parcel Number:	45-2-3542-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$120,000**	FSD:	27	Common Confidence Score:	24
Value Range:	$87,600 - $152,400	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$22,440	Market Land Value:	$22,440	Tax Year:	2025
Assd Improvement:	$89,760	Market Improvment Value:	$89,760	Total Taxable Value:	$1,571
Total Assessed Value:	$112,200	Total Assessor Market Value:	$112,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: WARD #45 Map Ref: 026N020211
Abbreviated Description: 235'6 5/8 N ONTARIO

Property Characteristics

Lot Size:	1,092 SF	Bedrooms:	3	Pool:	
Building Area:	920 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/17/2025	Sales Price:	$92,950
Document #:	54383668 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/14/2025	Sales Price:	$92,950
Document #:	54382236 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/09/2023	Sales Price:	$77,000
Document #:	54148629 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/31/2023	Loan Amount:	N/A
Document #:	54145102 BK-PG -	Loan Type:	Commercial
TD Due Date:	02/01/2053	Type Finance:	

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Legal Description:
Abbreviated Description: 46TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	09/07/2022	Sales Price:	$77,000
Document #:	54094541 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/14/2022	Sales Price:	$55,000
Document #:	54024437 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: WARD #45 Map Ref: 026N020211
Abbreviated Description: 235'6 5/8 N ONTARIO

Prior Transfer

Recording Date:	04/14/2022	Sales Price:	$55,000
Document #:	54024437 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/05/2022		
Document Type:			

Legal Description:
District: 5
Abbreviated Description: 45TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	06/27/2021	Sales Price:	$40,000
Document #:	53852507 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/21/2021		
Document Type:			

Legal Description:
District: 5
Abbreviated Description: 45TH WARD
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	09/08/2016	Sales Price:	$84,000
Document #:	53108586 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/13/2016		
Document Type:			

Legal Description:
District: WARD 45
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	09/01/2016	Sales Price:	$20,000
Document #:	53106630 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/16/2016		
Document Type:			

Legal Description:
District: WARD 45
City/Muni/Twp: PHILADELPHIA

Prior Transfer

Recording Date:	08/14/2009	Sales Price:	N/A
Document #:	52106066 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/13/2009		
Document Type:			

Legal Description:
City/Muni/Twp: PHILADELPHIA

Area Sales Analysis

Total Area Sales	$1,240,200	Median # of Bedrooms	3
Median Lot Size	1,026 SF	Median # of Baths	1
Median Living Area	1,030 SF	Median Year Built	1920
Price Range - 2 Yrs	$20,000 to $245,000	Age Range	101 years to 116 years
Median Value	$75,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**1829 E RUSSELL ST** **PHILADELPHIA, PA 19134-2007**	06/08/2026	$60,000	$71	840	6/3/1	1910	1,026 SF	
		APN: 45-2-0921-00 Document #: 54561030 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
2	.04Mi.	**3460 HELEN ST** **PHILADELPHIA, PA 19134-2021**	06/02/2026	$148,000	$122	1208	6/3/1	1920	1,118 SF	
		APN: 45-2-3557-00 Document #: 54558935 Document Type: Price Code: D Land Use: Row house (Residential) Legal: Abbreviated Description: Abbreviated Description:FORTY FIFTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA								
3	.13Mi.	**3457 JOYCE ST** **PHILADELPHIA, PA 19134-2621**	05/18/2026	$77,000	$73	1048	5/2/1	1920	840 SF	
		APN: 45-2-2932-00 Document #: 54553401								

ICE SiteX Report

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Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:FORTY-FIFTH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

4	.02Mi.	**3423 JASPER ST** **PHILADELPHIA, PA 19134-2001**	05/14/2026	$25,000	$20	1192	6/3/1	1920	1,120 SF

APN: 45-2-3633-00 Document #: 54551960
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

5	.11Mi.	**1923 E TIOGA ST** **PHILADELPHIA, PA 19134-2028**	05/07/2026	$245,000	$197	1240	6/3/1	1925	1,219 SF

APN: 45-2-1107-00 Document #: 54549553
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

6	.12Mi.	**1937 E WENSLEY ST** **PHILADELPHIA, PA 19134-2515**	04/14/2026	$20,000	$16	1248	6/3/1	1920	1,022 SF

APN: 45-2-0614-00 Document #: 54540756
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

7	.18Mi.	**3543 STOUTON ST** **PHILADELPHIA, PA 19134-2025**	04/06/2026	$130,000	$128	1008	6/3/1	1920	824 SF

APN: 45-2-3919-00 Document #: 54536940
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

8	.06Mi.	**3437 EMERALD ST** **PHILADELPHIA, PA 19134-2010**	03/24/2026	$50,000	$51	972	6/3/1	1910	1,036 SF

APN: 45-2-3234-00 Document #: 54532944
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

9	.06Mi.	**3473 HELEN ST** **PHILADELPHIA, PA 19134-2020**	03/24/2026	$50,200	$49	1016	6/3/1	1920	1,118 SF

APN: 45-2-3510-00 Document #: 54532723
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

10	.17Mi.	**1856 E ATLANTIC ST** **PHILADELPHIA, PA 19134-2032**	03/06/2026	$30,000	$32	914	5/2/1	1910	814 SF

APN: 45-2-1285-00 Document #: 54527309
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

11	.05Mi.	**1935 E ONTARIO ST** **PHILADELPHIA, PA 19134-2031**	02/04/2026	$30,000	$26	1134	6/3/1	1910	787 SF

APN: 45-2-0845-00 Document #: 54517096
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

12	.19Mi.	**3553 STOUTON ST** **PHILADELPHIA, PA 19134-2025**	02/02/2026	$94,000	$93	1008	6/3/1	1920	824 SF

APN: 45-2-3924-00 Document #: 54516097
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

13	.02Mi.	**3429 HELEN ST** **PHILADELPHIA, PA 19134-2020**	12/29/2025	$81,000	$85	942	6/3/1	1920	1,106 SF

APN: 45-2-3487-00 Document #: 54504805
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:45TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

14	.08Mi.	**1839 E ONTARIO ST** **PHILADELPHIA, PA 19134-2003**	12/18/2025	$75,000	$72	1030	6/3/1	1920	853 SF

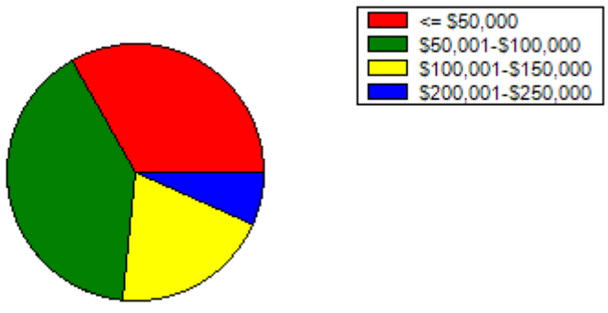
APN: 45-2-0815-00 Document #: 54502017
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

15	.14Mi.	**3450 FRANKFORD AVE** **PHILADELPHIA, PA 19134-2651**	12/02/2025	$125,000	$67	1857	/5/2	1910	1,550 SF

APN: 45-2-2787-00 Document #: 54495538
Document Type: Price Code: D
Land Use: Row house (Residential)
Legal: Abbreviated Description: Abbreviated Description:5TH WARD City/Muni/Twp:PHILADELPHIA City/Muni/Twp: PHILADELPHIA

Comparable Sales Chart

% Distribution Sales for Two Years



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The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**3432 HELEN ST**	**04/14/2022**	$112,200	$112,200	920	6/3/1	1920	1,092 SF	
0Mi.	**3434 HELEN ST**	**11/10/2020**	$89,700	$89,700	920	6/3/1	1920	1,092 SF	
0Mi.	**3430 HELEN ST**	**03/18/1998**	$89,700	$89,700	920	6/3/1	1920	1,092 SF	
.01Mi.	**3436 HELEN ST**	**06/27/1996**	$89,700	$89,700	920	6/3/1	1920	1,092 SF	
.01Mi.	**3428 HELEN ST**	**07/17/2025**	$89,700	$89,700	920	6/3/1	1920	1,092 SF	
.01Mi.	**3426 HELEN ST**	**04/12/2000**	$89,700	$89,700	920	6/3/1	1920	1,092 SF	
.01Mi.	**3438 HELEN ST**	**04/04/2013**	$89,700	$89,700	920	6/3/1	1920	1,092 SF	
.01Mi.	**3424 HELEN ST**	**06/11/2025**	$89,700	$89,700	920	6/3/1	1920	1,092 SF	
.01Mi.	**3422 HELEN ST**	**03/09/2005**	$89,700	$89,700	920	6/3/1	1920	1,092 SF	
.01Mi.	**3442 HELEN ST**	**09/04/2021**	$119,500	$119,500	920	6/4/2	1920	1,092 SF	
.02Mi.	**3420 HELEN ST**	**06/14/2022**	$104,900	$104,900	1,258	6/3/1	1920	1,092 SF	
.02Mi.	**3444 HELEN ST**	**03/19/2014**	$112,200	$112,200	920	6/3/1	1920	1,092 SF	
.02Mi.	**3433 JASPER ST**	**09/27/2017**	$104,100	$104,100	1,286	6/3/1	1920	1,120 SF	
.02Mi.	**3435 JASPER ST**	**10/19/2016**	$106,700	$106,700	1,312	6/3/1	1920	1,146 SF	
.02Mi.	**3431 JASPER ST**	**03/24/2022**	$96,500	$96,500	1,192	6/3/1	1920	1,120 SF	
.02Mi.	**3437 JASPER ST**	**12/14/2010**	$106,700	$106,700	1,312	6/3/1	1920	1,146 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	34.2 years old	Households:	19,610
Median Household Income:	$42,426	Households w/Family:	61%
Household Income Per Capita:	$20,656	Households w/Family Married:	19%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Memphis Street Academy Charter School @ JP Jones	Students:	493
Number of Schools:	1	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.86Mi.	**Memphis Street Academy Charter at J.P. Jones** Number of Students: 493 Student-Teacher Ratio: 13.32	B-	Public	5 - 8
1.98Mi.	**Kensington Creative & Performing Arts High School** Number of Students: 510 Student-Teacher Ratio: 16.64 Advanced Placement: Yes	D+	Public	9 - 12
1.47Mi.	**Kensington Health Sciences Academy** Number of Students: 457 Student-Teacher Ratio: 16.01 Advanced Placement: Yes	NA	Public	9 - 12
1.41Mi.	**Kensington High School** Number of Students: 458 Student-Teacher Ratio: 10.84	D	Public	9 - 12
0.11Mi.	**John H. Webster Elementary School** Number of Students: 510 Student-Teacher Ratio: 12.64	C-	Public	KG - 5

Flood Report

The Subject Property of **3432 HELEN ST, PHILADELPHIA, PA 19134-2021** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	109%	SIMILAR
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	52%	NOTABLY LOWER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	45%	SIGNIFICANTLY LOWER
MURDER	80%	LOWER
OVERALL	114%	HIGHER

Disaster Alerts

No alerts noted

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